



N/F  
KURT D. LOVELL  
AND  
DEBORAH A. LOVELL  
BOOK 31626 PAGE 504  
HOUSE 11

N/F  
TIMOTHY M. &  
SHARON M. NORTON  
BOOK: 35441 PAGE: 441  
7 CEDAR HILL RD

N/F  
KIMBERLY A. LADOUCEUR  
BOOK: 40692 PAGE: 279  
4 SAGAMORE RD

## ZONING TABLE

ZONE: RESIDENTIAL, HARTFORD AVENUE ADAPTIVE USE OVERLAY DISTRICT (AUOD)  
USE: FREESTANDING GENERAL RETAIL & OFFICE  
MAP: 24 LOTS: 7, 8 & 9

## BULK REQUIREMENTS

ITEM	CODE	PERMITTED	EXISTING	PROPOSED
MIN LOT AREA	§ 240-40	40,000 SF (0.92 AC)	53,400 SF (1.23 AC)	NO CHANGE
MIN LOT FRONTAGE	§ 240-40	150.0'	336.5'	NO CHANGE
MIN YARD SETBACKS				
FRONT YARD	§ 240-40	20.0'	10.8'	50.2'
SIDE YARD	§ 240-40	10.0'	44.6'	39.3'
REAR YARD	§ 240-40	20.0'	N/A	N/A
MAX PERMITTED HEIGHT	§ 240-40	35.0'	<35.0'	<35.0'
PARKING SETBACK	§ 240-61	20.0' FROM STREET R/W	N/A	21.0'
MIN PARKING AREA LANDSCAPING	§ 240-67	5.0%	N/A	7.4%

KEY = EX NON-CONFORMITY

## PARKING REQUIREMENTS

ITEM	CODE	PERMITTED	EXISTING	PROPOSED
MIN STALL SIZE	§ 240-64	9.0' X 18.0'	N/A	9.0' X 18.0'
MIN NUMBER OF STALLS	§ 240-59	40	N/A	41

FREESTANDING GENERAL RETAIL & OFFICE:  
REQUIRED FOR RETAIL USE = 4 SPACES PER 1000 SF  
REQUIRED FOR OFFICE USE = 4 SPACES PER 1,000 SF  
10,000 SF (4 SPACES/1,000 SF) = 40 STALLS

KEY = EX NON-CONFORMITY

## MASSACHUSETTS SITE NOTES

(Rev. 5/2024)

- WHEN APPLICABLE, OWNER/ OPERATOR MUST FILE THE NOI FOR NPDES PERMITS AT APPROPRIATE AND/OR REQUIRED TIME FRAMES BASED UPON THE DESIRED START OF CONSTRUCTION. LAND DISTURBING ACTIVITIES MUST NOT COMMENCE UNTIL APPROVAL TO DO SO HAS BEEN RECEIVED FROM GOVERNING AUTHORITIES (INCLUDING STORMWATER POLLUTION PREVENTION PLAN). THE CONTRACTOR MUST STRICTLY ADHERE TO THE APPROVED SWPPP PLAN DURING CONSTRUCTION OPERATIONS (IF PROVIDED).
- ALL CONCRETE MUST BE AIR ENTRAINED AND INCLUDE THE MINIMUM COMPRESSIVE STRENGTH OF JURISDICTIONAL STANDARD PSI AT 28 DAYS (OR 4,000 PSI) UNLESS OTHERWISE NOTED ON THE PLANS, DETAILS AND/OR GEOTECHNICAL REPORT. IF THERE ARE ANY DISCREPANCIES BETWEEN THE PLANS, DETAILS AND GEOTECHNICAL REPORT THEN THE GEOTECHNICAL REPORT SHALL GOVERN.
- THE CONTRACTOR MUST FILE SITE SIGNAGE APPLICATION OR PERMIT UNDER SEPARATE APPLICATION UNLESS DONE SO AS PART OF JURISDICTIONAL PERMITTING PROCEDURES.
- THE CONTRACTOR MUST REPAIR OR REPLACE, AT THE CONTRACTOR'S SOLE COST AND EXPENSE, ALL SIDEWALKS, CURBS, PAVEMENT MARKINGS, AND PAVEMENT DAMAGED BY CONSTRUCTION ACTIVITIES WHETHER SPECIFIED ON THIS PLAN OR NOT.
- WORK WITHIN THE RIGHT-OF-WAY MUST BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS AND STANDARDS OF THE DEPARTMENT OF PUBLIC WORKS, ENGINEERING DEPARTMENT, HIGHWAY DIVISION, AND/OR STATE DOT HIGHWAY DEPARTMENT.
- WHERE RETAINING WALLS ARE IDENTIFIED ON THE PLANS, TOP AND BOTTOM OF WALL WIDTHS DO NOT REPRESENT THE ACTUAL WIDTH OF THE PROPOSED WALL, RATHER THEY ARE AN ASSUMPTION BASED ON WALL TYPE AND WALL HEIGHT. WALL FOOTINGS AND/OR FOUNDATIONS ARE NOT IDENTIFIED HEREIN AND ARE TO BE SET/DETERMINED BY THE CONTRACTOR OR WALL DESIGNER, AND MUST BE SET BASED UPON FINAL STRUCTURAL DESIGN SHOP DRAWINGS PREPARED BY THE APPROPRIATE PROFESSIONAL LICENSED IN THE STATE WHERE THE CONSTRUCTION OCCURS. THE CONTRACTOR MUST ENSURE THAT AN APPROPRIATELY LICENSED PROFESSIONAL DESIGNS ALL WALLS SHOWN HEREON AND PRIOR TO CONSTRUCTION. REFER TO GRADING NOTES REGARDING RETAINING WALL DESIGN.
- CONTRACTOR IS CAUTIONED OF EXISTING UTILITY SERVICES TO REMAIN IN PROXIMITY TO PROPOSED BOLLARDS AND SIGNS. CONTRACTOR SHALL PROVIDE FIELD MODIFICATION LOCATIONS OF BOLLARDS AND BOLLARDS WITH SIGNAGE AS NEEDED TO AVOID CONFLICTS WITH EXISTING UTILITY SERVICES TO REMAIN.

**BOHLER**  
SITE CIVIL AND CONSULTING ENGINEERING  
PROGRAM MANAGEMENT  
LANDSCAPE ARCHITECTURE  
SUSTAINABLE DESIGN  
PERMITTING SERVICES  
TRANSPORTATION SERVICES

## REVISIONS

REV	DATE	COMMENT	DRAWN BY
1	07/01/2025	SITE LAYOUT REVISIONS	CPB
2	08/22/2025	SITE LAYOUT REVISIONS	CPB
3	09/25/2025	PEER REVIEW COMMENTS	JAK
4	10/22/2025	PER TOWN COMMENTS	CPB
5	11/04/2025	TRAFFIC PEER REVIEW COMMENTS	JAK



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## PERMIT SET

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: MAA240490.00-SA  
DRAWN BY: SBB  
CHECKED BY: CPB  
DATE: 02/05/2025  
CAD I.D.: P-CIVIL-PROP

PROJECT:

## SITE DEVELOPMENT PLANS

FOR  
RTE 85  
REALTY CORP.

PROPOSED  
MIXED-USE DEVELOPMENT  
MAP: 24 | LOTS: 7, 8 & 9  
190, 194 & 198 HARTFORD AVENUE  
NORFOLK COUNTY  
BELLINGHAM, MA

**BOHLER**

352 TURNPIKE ROAD, 3rd FLOOR  
SOUTHBOROUGH, MA 01772  
Phone: (508) 480-9900

www.BohlerEngineering.com

SHEET TITLE:

## SITE PLAN

SHEET NUMBER:

**C-301**

REVISION 5 - 11/04/2025

P:\2024\MAA240490.00\CADD\DRAWINGS\PLAN SET\CIVIL\SITE PLANS\PROP-CIVIL-PROP-MAA240490.00-SA-LAYOUT1-C-301 SITE